

CITY COUNCIL, CITY OF LODI  
CITY HALL COUNCIL CHAMBERS  
JUNE 14, 1961

This regularly adjourned meeting of the City Council of the City of Lodi held beginning at 8:00 p.m. of Wednesday, June 14, 1961. Councilmen Brown, Katzakian, Mitchell, Ullmann and Culbertson (Mayor) present; none absent.

Also present: City Manager Graves, Admin. Asst. Carlton. Absent: City Attorney Mullen and Planning Director Rodgers.

NATHAN  
MOBILE PARK

City Manager Graves gave a report on the status of the William Nathan property between the City limits and Almond Drive about 200 feet west of Cherokee Lane. He said an agreement had been drafted covering one-half of the property which is to be developed as a mobile park (including a portion on which Mr. Nathan intends to build a home). This acreage is considered as a unit under terms of the agreement. Water and sanitary sewer facilities, as well as storm sewer lines, will be paid for by Mr. Nathan on an acreage basis which is on a somewhat different basis than usual since laterals are not being extended by the City to each lot. The agreement would have the following conditions:

1. Mr. Nathan is to deed necessary easements and rights of way to the City.
2. Mr. Nathan agrees not to connect onto nor to use any of the utility facilities to serve any areas that lie outside the area covered by the agreement without the prior written consent of the City.
3. It is the sole obligation of Mr. Nathan to provide for the proper disposition of all storm water runoffs originating on his property. The City is considering construction of a storm drain line which would be constructed approximately 1000 feet south of Almond Drive. If and when this line is constructed, the City will construct the necessary drain to convey the runoff from the property without further cost to Mr. Nathan. Mr. Nathan also agrees not to utilize the sanitary sewage system for the disposal of storm water.
4. The City will not use the proposed 12" and 18" storm sewer lines along the north and west line of the mobile park to drain storm waters from lands lying north of his property until the City either has his written consent or has provided a suitable outlet.
5. Since the existing sanitary sewer lines adjacent to the Nathan property are inadequate to drain said property by gravity, a sanitary sewage pump will be installed at the northwest corner of the property and will be paid for by Mr. Nathan. When the City decides the pump is no longer required, it shall become the property of Mr. Nathan and may be removed by him after he receives written permission from the City.

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6. All utility facilities installed with the easements are the property of the City and may be extended by the City to serve other areas. Such facilities will be maintained by the City.

7. Mr. Nathan shall pay all costs of constructing the lateral sanitary drains and water lines within the area and, as previously stated, none of these facilities shall be extended nor used to develop any lands outside the area without the written consent of the City.

Mr. Nathan, who was in the audience, stated that he does not wish to make a deposit for the curb, gutter, street lights, etc., for the north side of Almond Drive at this time, but wants to pay for these facilities at the time they need to be installed. He said he would be willing to have an agreement recorded showing that he was obligated to pay these costs when the street was developed. The City is not ready to bring the street up to City standards at this time because of the storm drain problem. Councilman Katzakian stated that such a recorded agreement would be a cloud against the title to the property and as such would serve to protect the City. City Manager Graves said a recorded agreement would be satisfactory if it did not mean that the City might have to resort to litigation in order to get the money for the street improvement; he said he would get the opinion of the City Attorney. Councilman Katzakian said that the street width should be determined so that Mr. Nathan would know how far back to set his dwelling which is to face Almond Drive. Mr. Graves stated that Mr. Nathan should be required to deed land at no cost to the City, for street purposes along the south line of his property upon request of the City and he should pay all costs of bringing the street up to standard as required by the City at the time of improvement. The City Council agreed that if a recorded agreement to pay for street improvement was not feasible, that Mr. Nathan should be required to either make a deposit for the street improvement or to post a bond to cover the cost. A cash deposit would cover future costs, but under a recorded agreement or bond, he would be required to pay all costs as determined by the policy of the City Council in effect at the time the street was improved.

The City Manager recommended that the Council annex only the 7.5 acres which are being developed at the present time because the City is in no position to furnish necessary services to additional property at this time. He also advocated that the property be annexed to the north line of Almond Avenue so that the street would not be within the City limits at this time.

Mr. Nathan agreed to the conditions outlined by the City Manager, but stated that he had a problem regarding easements. He wishes to retain the right to use the top of the easements in order to place portable buildings thereon. These buildings are generally of

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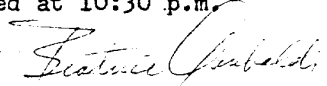
aluminum and are easy to move. However, since they are more than six feet high, they may be classified as an illegal structure as far as placing them on an easement is concerned. The Council agreed that such a building up to a maximum of seven feet in height would be permissible within easements in the park and this right should be included in the agreement.

On motion of Councilman Katzakian, Brown second, the City Council agreed to the conditions of the agreement as presented, which agreement is to include the City Manager's recommendation regarding deeding of land and costs for street improvement and the above mentioned permit for portable buildings, and authorized the City Manager to sign the agreement on behalf of the City.

1961-62  
BUDGET

At Mr. Graves' suggestion, the Council proceeded to review the supplemental budget requests for equipment and projects, discussing various items with the City Manager. The Council decided to increase the purchase of parking meters from 100 to 175 after the City Manager stated that 500 meters needed replacement, feeling that replacement at the rate of 100 per year was too slow. They also extended the Manager's recommendation for 10 barbecue pits to 15 with 5 pits to be placed in Lawrence Park. The Council went over the entire list of supplemental requests approving the City Manager's recommendations with the exceptions noted above.

The Council adjourned at 10:30 p.m.

  
ATTEST: BEATRICE GARIBALDI  
City Clerk